



GRASSROOTS
REALTY GROUP

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112 Queensland Place SE
Calgary, Alberta

MLS # A2348622



\$615,000

Division:	Queensland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,202 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Mixed, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance, Storage		

Inclusions: Outdoor Shed, Outdoor Gas Firepit, Decorative Wood Stove (Basement), Rain Barrel

Welcome to this charming bungalow tucked away on a quiet cul-de-sac in the established community of Queensland. Step inside to a bright and welcoming living room featuring hardwood floors and a cozy wood-burning fireplace. The main level offers a generous dining area, three bedrooms and an updated full bathroom with a stand-up shower. The primary bedroom also includes a convenient 2-piece ensuite. The bright kitchen features white cabinetry, quartz countertops, stainless steel appliances, including a newer stove (2024) and a charming breakfast nook. The window overlooks the beautifully landscaped backyard. Downstairs, the fully finished basement offers a separate entrance, plenty of additional living space and excellent flexibility. A spacious family room is enhanced by a decorative wood stove, while a den or hobby room offers flexible space for a variety of uses. An additional room could function as a fourth bedroom, home office or guest space. This level also includes a newly renovated 2-piece bathroom that is already plumbed for the addition of a shower, plus a cold room ideal for canning and food storage and a separate storage room. Outside, enjoy a private, mature backyard surrounded by large trees, with a built-in gas firepit and a gas line for your BBQ – a wonderful setting for summer evenings and entertaining. A double detached garage with convenient alley access provides excellent parking, storage and additional functionality. The home has been well maintained and freshly painted, giving it a clean, move-in-ready feel. Updates include a new hot water tank installed in 2025, a furnace installed in 2016, regularly serviced and a roof completed in 2013 that remains in excellent condition. Queensland is a well-established southeast Calgary community known for its mature trees, quiet residential streets and convenient access to schools,

parks and everyday amenities. The neighbourhood sits close to the Bow River and Fish Creek Provincial Park, giving residents excellent access to pathways, green space and outdoor recreation. Families will appreciate the selection of nearby schools serving students from kindergarten through Grade 12, while commuters enjoy quick access to Bow Bottom Trail and Deerfoot Trail. Canyon Meadows LRT Station is approximately 5.2 km away, making it easy to connect with the rest of the city. A wonderful opportunity to own a well-cared-for home in a mature, established neighbourhood with space, privacy and plenty of character.